

6.05.22 HD - Historic District

A. Purpose: The purpose of this District is to preserve the established development pattern and distinctive architectural character of the District through the restoration of existing buildings and construction of compatible new buildings.

The official listing of the Historic District on the National Register of Historic Places and the authority of the Building Inspection Department reinforce this special character. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

B. Character of the District: The Bagdad Historic District, which encompasses the Bagdad subdivision, is characterized by lots with narrow street frontage and small scale wood frame buildings of the Colonial Revival (1890-1930) and the Bungalow (1900-1930) periods which form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The District is an established business area, residential neighborhood containing historic sites, museums and residences.

C. District Regulations

1. HR-1 Single Family

a. Permitted Uses

- 1) Single family dwellings.
- 2) Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public use.
- 3) Churches, Sunday School buildings and parish houses.
- 4) Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.
- 5) Home occupations as provided for in Section 6.03.05(B)
- 6) Public owned or operated parks and playgrounds.
- 7) Lot size - the minimum width of any lot used for single family purposes shall be seventy (70) feet when measured at the minimum front setback line. The minimum width of any lot used for multi-family or commercial purposes shall be seventy (70) feet when measured at the minimum front setback line. In no case, for new development or subdivisions, shall a lot be subdivided or created which is less than one quarter acre (10,890 sq. ft.) in size.

- 8) Mobile homes are prohibited in the historic district.

2. HR-2 Multiple Family District

a. Permitted Uses:

- 1) Any use permitted in the HR-1 district.
- 2) Multiple family dwellings.
- 3) Private clubs and lodges except those operated primarily as commercial enterprises.
- 4) Boarding and Bed and Breakfast houses.
- 5) Guest houses.
- 6) Office buildings.
- 7) Accessory buildings. Buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.
- 8) A maximum of eight (8) dwelling units are allowed per acre.
- 9) Site Plan approval as provided in Section 4.04.00 is required for all development proposals.

3. HC-1 Historical Commercial District

a. Permitted Uses:

- 1) Any use permitted in the HR-2 district.
- 2) Antique shops.
- 3) Wholesale and retail bakeries.
- 4) Banks.
- 5) Barber shops and beauty parlors.
- 6) Shops for the collection and distribution of garments and similar materials, for dyeing and cleaning establishments.
- 7) Other retail shops with a maximum floor area of three thousand square feet.
- 8) Studios.

- 9) Vending machines when an accessory to a business establishment and located in the same building as the business.
- 10) Small appliance repair shops.
- 11) Floral gardens.
- 12) Hand craft shops for custom work or making the custom items not involving noise, odor, or chemical waste.
- 13) Second-hand stores.
- 14) Small printing shops.
- 15) Restaurants (except drive-ins).

b. Conditional use approval required for the following:

- 1) Marinas.
- 2) Restaurants (drive-ins).
- 3) Motels.
- 4) Commercial parking lots.

C. Site Plan Approval as provided in Section 4.04.00 is required for all development proposals.

D. Building Height Limit: No building shall exceed the following height limit established by zone.

1. HR-1 (Single Family) and HR-2 (Multi-Family) - 35 feet.
2. HC-1 (Historic Commercial) - 45 feet.

E. Protection of Trees: The purpose of this section is to establish protective regulations for specified trees within the jurisdiction of the Historic District. It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Historical District and to insure the preservation and protection of such trees.

1. Definitions

- a. Specimen Tree: Any of the following species having a minimum trunk diameter of eight inches (8") at a height of four feet (4') above grade:
 - 1) Live Oak

- 2) Water Oak
- 3) Magnolia
- 4) Pecan

and any of the following flowering trees with a minimum trunk diameter of four inches (4") at a height of four feet (4') above grade:

- 1) Red Bud
- 2) Dogwood
- 3) Crepe Myrtle

- b. Tree Removal: Any act which causes a tree to die within a period of two (2) years; such acts including but not limited to: damage inflicted upon the root system by machinery, storage of materials, or soil compaction; changing of the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting infection or pest infestation; excessive pruning; or paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree.
2. Regulations: No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down or destroy though damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the District, without first having obtained a permit from the Planning and Zoning Division to do so.
3. Application Procedures and Guidelines
 - a. Application Procedures: An application for such permit shall be made in writing to the Director of the Community Planning, Zoning and Development Division. The Director or his appointed representative will make an on-site inspection and make recommendations for alternative methods of preservation of the specimen or flowering tree or for the removal of such. The Director will forward said recommendations to the Architecture Advisory Board for approval.
 - b. Permit Approval: Permit approval shall be granted, given one or more of the following are met:
 - 1) The tree would pose a safety hazard to pedestrians or vehicular traffic, existing or proposed buildings, structure, or facilities;
 - 2) The tree is diseased or weakened by age, storm, fire or other injury;
 - 3) The tree would otherwise impose an unreasonable economic hardship in

the location of proposed structures or facilities.

- 4) Exemptions: The provisions of this section shall be temporarily suspended in the event of a natural disaster or other event, when the enforcement of such would pose a hindrance to the restoration of order to the District.
- 5) Penalty for Removal of Trees Without Permit: Any person, organization, society, etc. violating the provisions of this ordinance described under the "Protection of Trees" Section (E) of the Historic District Regulations shall, upon conviction, be deemed guilty of a misdemeanor and shall be grounds for the suspension or revocation of any permit granted for the construction or remodeling of any building or structure on the site so involved. The removal of each tree without a permit shall constitute a separate offense.

F. Prohibited Fences: Chain link allowed in rear yard only, concrete block and barbed wire are prohibited fence materials in the Historic District. Approved materials will include but not necessarily be limited to wood, brick, stone and wrought iron.

G. Development Guidelines Criteria: The integration of site features such as building arrangement, landscaping and parking lot layout (where included) is critical in producing a pleasant and functional living or working environment. In the Historic District, where a characteristic development pattern and distinctive architectural flavor have already been established, new development would be planned to reinforce these special assets.

The adoption of guidelines herein are intended to provide flexibility in the development of property within the district in a manner which balances the interest of the property owner with the public's need for assurance that development will be orderly and aesthetically compatible with neighboring structures and scenic assets and will not create problems of drainage, traffic, or excessive density, occupancy or parking. The standards set forth in the guidelines reflect the Board of County Commissioners' legislative judgment of appropriate norms for balancing these private and public needs.

Each development proposal will be considered based upon the following guidelines, in addition to those established in Section 4.04.00:

1. Site Planning and Architectural Design Guidelines

- a. Site Planning: The historic development character of the district shall be reflected as closely as possible in the site planning of new development. Site planning should also respect the precedents set by other buildings on a block. For example, the placement of new buildings on a lot should correspond to the setbacks, orientation, and spacing of adjacent buildings to maximum consistency and compatibility of the overall streetscape. The following yard setback guidelines reflect the existing development pattern in the District and should be applied to new development and to the existing character of the

district.

1) HR-1 (Single family) and HR-2 (Multiple Family)

(a.) Front yard-25 feet

(b.) Side yard-10% of lot width

(c.) Rear yard-25 feet

2) HC-1 (Historic Commercial)

(a.) Front yard-10 feet

(b.) Side yard- 0 feet

(c.) Rear yard-25 feet

- b. Landscaping: Landscaped areas aid in accommodating storm water run-off, establishing a buffer or screen between different land uses and improves the aesthetic environment. New landscaping should be consistent with existing landscape characters of the District. Courtyard and sidewalk paving material shall be consistent with the neighboring areas. Walls and fences shall be consistent with the approved fencing materials noted in Subsection 3 (F) above. Where common or centralized solid waste collection facilities are proposed, such facilities should be screened with vegetation and/or a fence wall.
- c. Parking Facilities: Because parking lots have not been a common land use in Historic District, these facilities should generally be located behind the structures which they serve or otherwise be screened from view from the street.
- d. Architecture: The scale, height, massing, materials, textures, and colors of new buildings shall be compatible with those of existing structures to which such new construction or renovation is visually related. Architectural details which are similar to the details of adjacent existing buildings will have a unifying effect and are encouraged.
- e. Signs: Signs in the Historic District shall be regulated by Article 8 of this Ordinance with the following additions:
- 1) One non-illuminated name plate designating the name of the occupant of the property shall be permitted in HR-1; the name plate should not be larger than 100 square inches and may be attached to the building or be free-standing. The top of a free-standing home plate shall not be more than 18 inches above ground level.

- 2) Portable signs as defined in Article Three are prohibited in the District.
2. General Conditions, Procedures and Standards: (HR-2 and HC-1 Districts): Prior to submitting a formal application for approval for a proposed new site plan or plan for an addition to an existing development, the owner(s) shall confer with the staff of the Santa Rosa County's Planning and Zoning, Engineer, Building Inspection departments and the Architectural Review Adviser and other appropriate staff.
3. Development Plan: (HC-1 District)
 - a. Plot Plan and boundary lines showing existing and proposed structures, setbacks, and general location.
 - b. Drawings showing front, side and rear elevations: including architectural design, colors, textures etc. which are compatible with the contemporaneous design of the areas. (See Section B)

H. Architectural Advisory Board (AAB): The Architectural Advisory Board will be established by the Board of County Commissioners. Any new restoration or new construction projects will be presented to this board for its approval prior to the issuance of any county building permits and after review by the Planning Department. The Architectural Advisory Board will insure the proper use of contemporaneous architectural styles, colors, and building materials to insure that these are compatible aesthetically with surrounding architecture.

1. Membership: The Architectural Advisory Board shall be composed of the following members:
 - a. Five voting members appointed by the Board of County Commissioners serving four (4) year terms, two of which reside in the Bagdad Village Historic District, of which one will be nominated by the Bagdad Village Preservation Association, and one member, who may or may not reside within the district, with expertise in the architectural design field. One non-voting advisory member appointed by the Board of County Commissioners from the archaeology or anthropology department of a local educational institution.
2. Adviser: The County Planner or his designee shall be the adviser to the board.
3. Terms of Office; Vacancies; Removal from Office: Members shall be appointed for a term of two (2) years except in the case of an appointment to fill a vacancy for the two (2) year period in which event the appointment shall be for the unexpired term only. Any member of the board may be removed from office without cause by the Board of County Commissioners.
4. Officers; Meeting: The board shall elect from among its members a chairman and vice chairman. The terms of officers shall be one year, with eligibility for reelection, and officers shall serve until their successors are selected and

qualified.

5. Duties: The board shall have as its purpose the preservation and protection of buildings of historic and architectural value and the maintenance and enhancement of the distinctive character of the Bagdad Historic District. It shall be the duty of the board to act upon plans for the erection, construction, alteration, renovation and razing of all buildings or structures located within the district to insure compliance with the continued architectural character of Bagdad Historical area (see Section B).
6. Procedure of Submission of Plans: Every application for building permit to erect, construct, renovate and/or alter an exterior of a building located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" mean drawings or sketches with sufficient elevations to show the architectural design of the building (both before and after the proposed work is done in the case of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plot plan or site layout, including all site improvements or features such as walls, walks, terraces, planting, flowering and specimen trees, accessory buildings, signs, lights and other Appurtenances. Such plans shall be submitted to the board by the applicant.

When submittal of plans by an owner to the Chief Planner and same is found to be under the jurisdiction of the board, the applicant is notified of the time, date and place of the meeting. The applicant or their authorized agent shall appear at the meeting in order for the request to be considered by the board.

7. Review and Decision: The board shall promptly review such plans and shall render its decision by placing a stamp of approval on the plans.
8. Notification; Building Permit: If the board approves the plans, the Planning Department will be notified and may issue the required permit for the proposed building. If the board disapproves the plans they shall be resubmitted to the board with the necessary changes, the AAB chairman or vice chairman, together with the Chief Planner or his representative, acting as a committee shall review any minor revisions to determine whether the revisions made are in accordance with the minutes of the applicable meeting.
9. General Consideration: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is hereby adopted as review guidelines for the AAB.
10. Voting: All decisions may be rendered by a simple majority of the board members present and voting.
11. Procedure for Review: Any person aggrieved by a decision of the board may within fifteen (15) days thereafter, appeal the decision to the Board of County Commissioners. Appeals must be in writing and submitted to the Planning

Department.

Modified: Ord. 93-04, 2-11-93; Ord. 03-28, 12-8-03; Ord. 04-35, 12-7-04